

December 19, 2011

Alan S. Zipp
Attorney At Law
932 Hungerford Drive, Suite 13
Rockville, Maryland 20850

Re: Window Variance Request

Location: SnowKing / SnowQueen 234 Prior Drive, Killington, VT.

Site # 87550

Dear Mr. Zipp,

I am in receipt of your variance request to allow your existing egress windows to remain in your condo units at SnowKing and SnowQueen. Currently the casement windows are provided with dimensions of 24 inches wide by 27.5 inches high, for a total square footage of 4.6 square feet.

Under the provisions of the 2006 Vermont Fire & Building Safety Code, Section 5, a variance may be granted, when the applicant can demonstrate that an equal degree of safety is being provided through a safe alternative method.

Code Requirement: The minimum “**net clear opening of egress windows must be 5.7 square feet**” and the sill height must be not more than 44 inches above the floor. The minimum net clear opening height is 24 inches, and the minimum net clear opening width is 20 inches, with a total net square opening of **820 square inches**. When using a double hung window, the 5.7 square feet of open-able area must be in the bottom sash only. (2006 NFPA 101 24-2.2.3)

Considering the overall dimensions, the variance is hereby **Granted**, with the following conditions:

- Electrically wired, **photoelectric** smoke detectors shall be installed on every level and in every sleeping room. Electrically wired carbon monoxide detectors shall be provided in the vicinity of each sleeping area.
- Installation shall be done by a Vermont Licensed Electrician an electrical work notice be filed and the work be completed no later than January 27th 2012.

This variance is granted to the SnowKing / SnowQueen Condo Association for all units with casement windows that are 4.6 square feet of clear opening. In the future, any window replaced that requires altering of the window opening, the new windows must be 5.7 square feet.

If you have any questions, please contact me at 802-786-0073.

(OVER)

Respectfully,

L.D. Sutherland Jr.
Asst. State Fire Marshal
Rutland Regional Manager

c.c. Robert Patterson Deputy Director
Regional Managers
Bill States Asst. Fire Marshal